

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

2/12 Lilley Street, Ballarat North 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$175,000

or range between \$\*

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### Median sale price

Median price \$247,000

\*House

\*Unit X

Suburb  
or locality Ballarat North

Period - From 01/05/2018

to 30/04/2019

Source CoreLogic

### Comparable property sales

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
3/12 Lilley Street, Ballarat North 3350	\$175,000	17/06/2019
2/1046 Norman Street, Wendouree 3355	\$160,000	04/04/2019
3/106 Larter Street, Golden Point 3350	\$175,000	08/05/2019